

**REPORT - PLANNING COMMISSION MEETING
November 7, 2002**

Applicant: Paseo Padre Estates (PLN2002-0003)

Proposal: To receive and provide comments on the Draft Environmental Impact Report for a proposed General Plan Amendment to change the land use designation from Open Space .25 dwelling units per acre to Medium Density Residential 6.5 -10 dwelling units per acre (Paseo Padre Estates)

Recommended Action: Receive written and oral comments from the public and Planning Commission on the Paseo Padre Estates Draft Environmental Impact Report (DEIR) (SCH#200201089).

Location: 40720 Paseo Padre Parkway in the Central Planning Area.

APN: 525-0150-004-07

Area: 19.1 acre parcel

Owner: Marvin Blankstein and Manuel Delarroz

Agent of Applicant: Roger Shanks, Bunton Clifford Associates

Consultant(s): David J. Powers and Associates (EIR Consultant)

Environmental Review: A Draft Environmental Impact Report (DEIR) has been circulated for this project. The public review period for the DEIR started on October 2, 2002 and ends on November 15, 2002.

Existing General Plan: Open Space with .25 dwelling units per acre

Existing Zoning: O-S Open Space District and O-S (F) Open Space Flood Combining District

Existing Land Use: Cattle grazing

Public Hearing Notice: Public hearing notification is applicable. 353 notices were mailed to interested parties and owners and occupants of property within a minimum radius of 1,000 feet of the site on the following streets: Quintana Way, La Purissima Place, Valdez Way, Casa Marcia Place, Lemos Lane, Marabu Way, Oro Drive, Una Court, Shadow Brooke Common, Gomes Road, Clymer Lane, Dolores Place, Marino Way, Ladero Street, Wolcott Place, Penn Lane, Capa Drive, Vaca Drive, Mino Way, Terry Terrace, Marty Terrace, Cruz Court, Calido Place, and Rioja Court. The notices to owners and occupants were mailed on October 28, 2002. A Public Hearing Notice was delivered to The Argus newspaper on October 23, 2002 to be published by October 28, 2002.

Scope of the Meeting: The Planning Commission is being asked to receive written and oral comments from the public and Planning Commission on the completeness and accuracy of the Paseo Padre Estates Draft Environmental Impact Report (DEIR) (SCH# 200201089). The public review period for the DEIR started on October 2, 2002 and ends on November 15, 2002.

Background: On October 2, 2002, the City of Fremont began circulation of the Draft Environmental Impact Report for the Paseo Padre Estates proposal. The DEIR serves as a means of recognizing and disclosing environmental impacts that may result from development of the proposed project. Draft Environmental Impact Reports are prepared to disclose environmental impacts to meet the requirements of the California Environmental Quality Act (CEQA). They must be circulated for public review and comment for a minimum of 45 days prior to any action being taken on the project. The review/comment period begins on October 2, 2002 and ends on November 15, 2002.

No action will be taken at this hearing. The purpose of this meeting is to receive testimony and comments regarding the DEIR. While this meeting is not for the purpose of evaluating project approvals, it is the opportunity to discuss the environmental impacts of the proposed project and the adequacy of the environmental analysis. All written and oral comments received during the comment period will be responded to in the Final Environmental Impact Report (Final EIR). The project hearing will occur after circulation of the DEIR is completed and the Final EIR is prepared.

Copies of the DEIR were delivered to the Governor's Office of Planning and Research (OPR the State Clearing House) where it was then distributed to appropriate State agencies. The DEIR was also filed with the Alameda County Clerk's Office and must remain on file there for a minimum of 45 days. Upon completion of the review period, the State Clearinghouse and the County Clerk will mail back a receipt of completed posting. The State Clearinghouse will also mail back comments received from those agencies reviewing the document. The Final EIR, which includes responses to comments received during the public comment period, and the DEIR together constitute the complete Environmental Impact Report. The Commission makes a recommendation that the EIR adequately addresses and discloses environmental impacts of the proposed project after the comment period and prior to any discretionary action being taken on the project.

Project Description: The project site is adjacent to and east of Central Park; north of the San Francisco Public Utility Commission Hetch Hetchy pump station parcel; and between the two Union Pacific Railroad tracks. The proposed project is a General Plan Amendment to change the land use designation from Open Space .25 dwelling units per acre to Medium Density Residential 6.5 -10 dwelling units per acre on a 19.1 acre site. The proposed designation would allow the site to be developed with approximately 124 to 191 residential units. The existing Open Space designation allows residential development at a density of 0.25 dwelling units per acre, which would allow four residential units on the project site, provided that adequate site access could be obtained prior to development.

Project Analysis: The purpose of the public hearing at this time is to seek oral and written comments/testimony on the Draft EIR from the general public and Planning Commission prior to the close of the comment period on November 15, 2002. Questions made and comments given at this stage of the review should be on the environmental impacts of this project.

The enclosed Summary provides a clear and simple description of the proposed project and its potential environmental impacts. The Summary identifies each significant effect, and recommended mitigation measures and alternatives that would minimize or avoid potential significant impacts. The Draft EIR evaluated all the environmental elements as prescribed by the California Environmental Quality Act (CEQA). After the consultant responds to all the comments and a Final EIR is published, a public hearing before the Planning Commission will be scheduled for consideration of the Final EIR for the proposed General Plan Amendment.

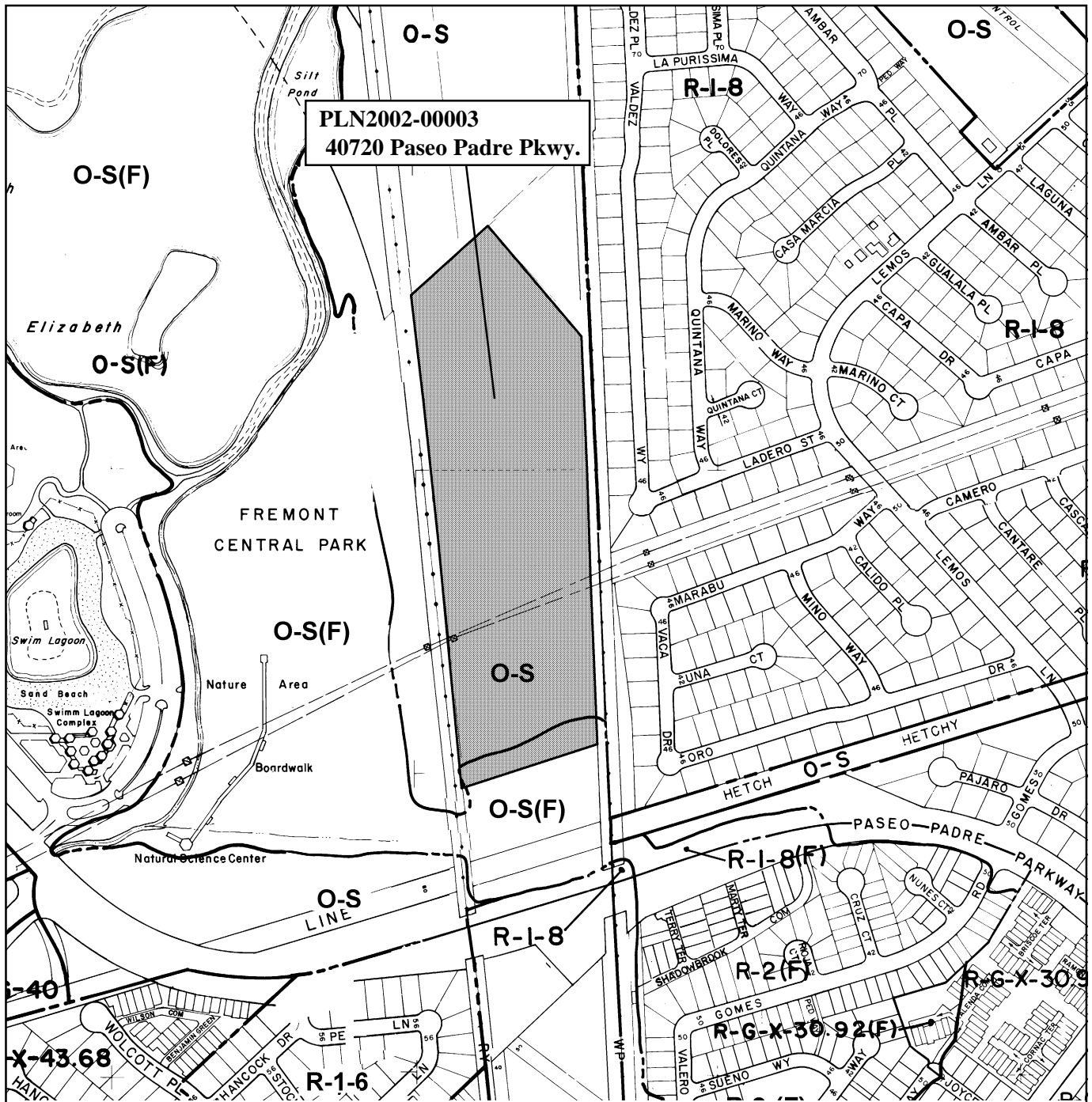
Enclosures:

- Executive Summary
(Note: A copy of the Draft EIR was submitted to the Planning Commission on October 4, 2002---- please bring the copy to the meeting or request another copy)

Recommended Actions:

1. Hold public hearing to receive written and oral comments/testimony from the public and Planning Commission.
2. Refer comments on Draft EIR from the public and Planning Commission to the EIR consultant for responses to be included into the Final EIR.

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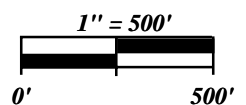
Existing Zoning

Project Number: PLN2002-00003 (To receive oral and written comments)

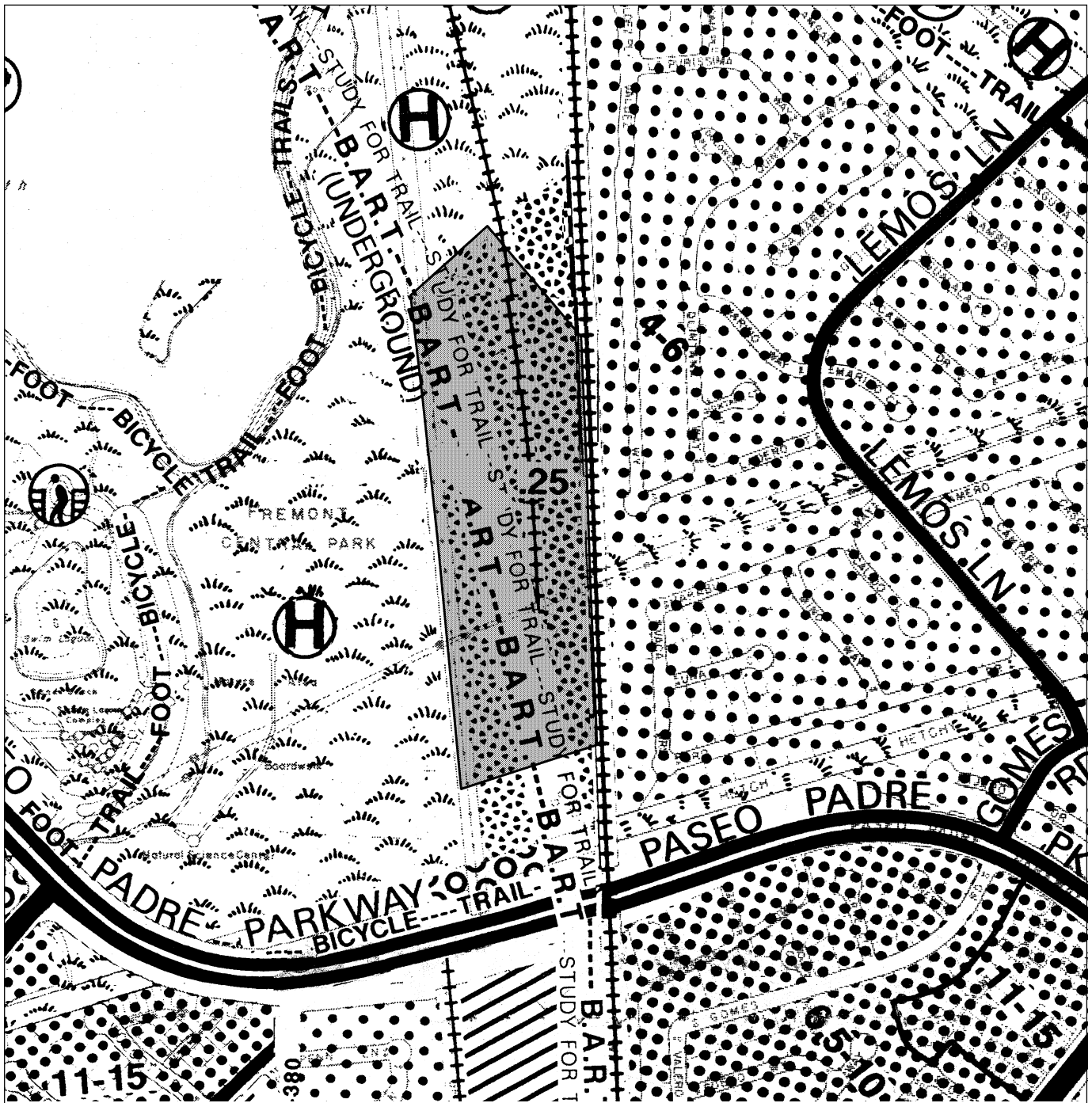
Project Name: Paseo Padre Estates

Project Description: To receive oral and written comments from the public and the Planning Commission on the Paseo Padre Estates Draft Environmental Impact Report (DEIR) (SCH#200201089).

Note: Prior arrangements for access are not required for this site.



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Existing General Plan

Project Number: PLN2002-00003 (To receive oral and written comments)
Project Name: Paseo Padre Estates
Project Description: To receive oral and written comments from the public and the Planning Commission on the Paseo Padre Estates Draft Environmental Impact Report (DEIR) (SCH#200201089).

Note: Prior arrangements for access are not required for this site.

